


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
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Application Ref:	3/2020/1094	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/02/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		Decision APPROVAL

Development Description:	Proposed First Floor extension to side and rear
Site Address/Location:	Dunley, Longsight Road, Clayton le dale, BB2 7JA

CONSULTATIONS:	Parish/Town Council
No comments have been received within the consultation period	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection
CONSULTATIONS:	Additional Representations.
No comments received in respect of the proposed development	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: DMG1: General Considerations DMH5: Residential and Curtilage Extensions
Relevant Planning History: N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Location: The application property is a detached dwelling located within Clayton Le Dale and is in no areas of special consideration or designation. The application dwelling benefits from a private driveway to the front with a large garden area to the rear.
Proposed Development for which consent is sought: Consent is sought for the erection of two first floor extensions to the property and removal of the chimney. The first of the two extensions relate to the side of the dwelling. This first floor extension will extend over the existing lean to side extension and will form a hipped roof extension. The extension will measure 3.9m in width by 5.7m in depth and will measure 5.4 at the eaves and 6.7m at the ridge.

The proposed first floor extension to the rear of the property will measure 2.9m in width projecting beyond the rear wall by 2.65m. This extension will form a rear (north west) facing gable measuring 5.3m at the eaves and 7.1m at the ridge. Both extensions are to be constructed in materials to match the main dwelling.

Residential Amenity:

The proposed side extension is located on the north eastern side elevation of the application property, the nearest neighbouring dwelling to the north east, Stonedale, is located approximately 10m away. No windows are proposed on the side extension facing this neighbour therefore it is considered that the proposed extension would not result in the loss of light or privacy to this neighbour.

The proposed extension to the rear of the dwelling would not negatively impact any neighbouring dwellings as the closest neighbour, Stonedale, is sited 19m away from the extension and the proposed extension has a minimal rearward projection. The first floor window proposing to face this neighbour is sited over 12m from the shared boundary. The first floor window will serve a bathroom and will therefore be obscurely glazed. As such it is considered that the proposed first floor rear extension would not result in the loss of light or privacy to this neighbour.

Visual Amenity:

While the application is altering the existing property significantly, resulting in a significant increase in the floor space of the dwelling, the proposal is not considered to be out of proportion based on its plot size and the variety of house designs, which reflect the different periods that dwellings have been constructed and altered in Clayton le Dale and more specifically along Longsight Road It is not considered that the proposed alterations will significantly detract from the surrounding area.

The first-floor extensions will remain commensurate with the scale of the original dwelling, with the ridge of both extensions being set down approximately from that of the existing ensuring that the proposed additions benefit from an element of visual subservience in relation to the main dwelling, when viewed from the public highway. As such the proposed extensions are not considered to result in any significant negative impact on visual amenities or character of the area.

The proposed extensions and alterations as a whole are not considered to result in any significant negative impact on the visual amenity and character of the area, the proposals will be commensurate in scale to the application dwelling and constructed using matching materials.

Highways:

LCC highways have assessed the proposed development and have no objections to the development.

Other Matters:

A protected species survey has been submitted (dated 18/01/2021) which found no evidence of bats using the property, and therefore the proposal is unlikely to affect bats or their roosts. The survey did recommend that precautionary methods of work should be proposed during works to the roof to minimise the risk of harm to bats to negligible.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted